

6 EAST 46TH STREET

Between Madison & Fifth Avenues

GRAND CENTRAL OFFICE SPACE

As exclusive agent for the landlord, City Connections Realty is pleased to offer the following space for lease:

Space/Area: Part 3rd Floor
1,799 RSF

Possession: Immediate

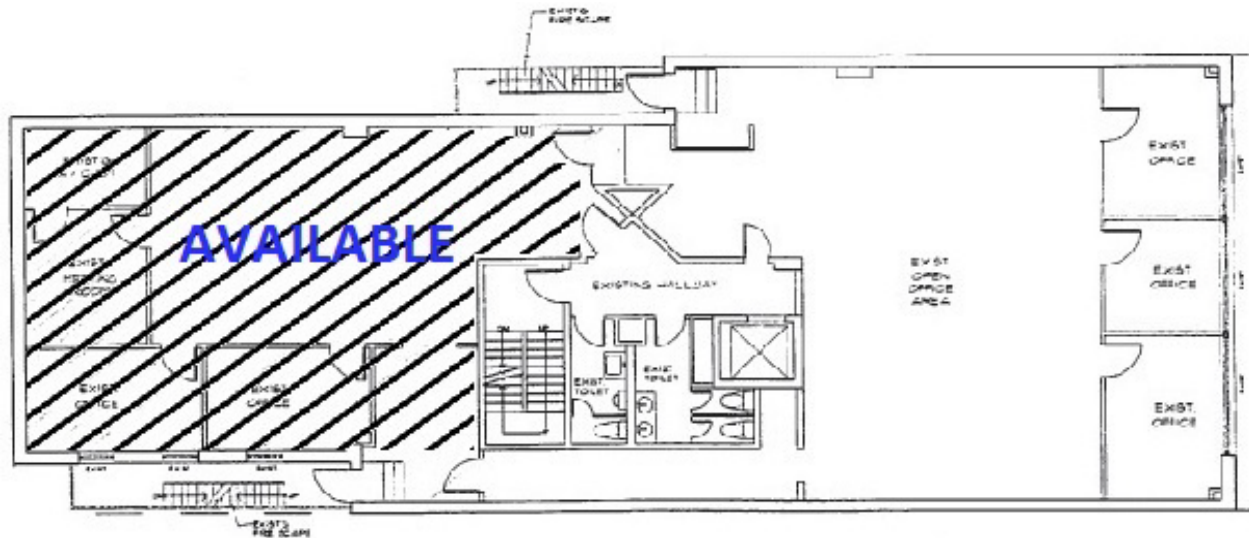
Term: 3-10 Years

Electricity: \$3.25 PSF

Rent: ~~\$46 PSF~~ **NOW \$42 PSF !**

Features:

- Move-in Condition
- Recent Installation
- Two (2) Windowed Offices
- One (1) Interior Office
- Open Area
- Central A/C
- Owner/Management Onsite
- 24/7 Access



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A commission in accordance with our principal's schedule of rates and conditions will be paid, when received by us, to the procuring broker who, having executed and delivered our brokerage agreement to us, consummates a lease or sublease which has been executed by both the landlord and tenant, approved as required, and duly consented to by the overlandlord in the event of a sublease. This writing does not constitute, and shall not be construed as, an employment; and no commission shall be deemed earned, due or payable unless and until a lease or sublease (as the case may be) is fully consummated. Although all information furnished herein is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be inferred as to the accuracy thereof, and it is submitted subject to errors, omissions, change of rental and other conditions, prior lease, or withdrawal without notice.